



### Commercial/Industrial - Land

**122 Southbridge Road**  
**Oxford, MA 01537-1205**  
**Worcester County**

Directions: **Washington Street to Southbridge Street**

List Price: **\$795,000**

**Unlock a premier development opportunity in the heart of Oxford. This General Business-zoned pad site offers a rare combination of high-visibility exposure and seamless accessibility, positioned strategically along one of Central Massachusetts' primary east-west commercial corridors. Boasting an impressive traffic count of 18,000+ vehicles per day, the property features exceptional sightlines, a signalized intersection in close proximity, and a convenient rotary median break for effortless navigation. The site offers approximately 238' of combined frontage and a flat, fully usable topography that is pad-site ready. Developers will appreciate the truck-friendly circulation, multiple existing curb cuts, and full turning movements that accommodate a wide range of commercial uses. While the property currently utilizes a deep well, municipal water and sewer are available in the street. Take advantage of a premium Oxford location!**

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$141,300</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$26,200</b>	Lease Type:
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$167,500</b>	Lease Price Includes:
Warehouse:	<b>1</b>	<b>4,140</b>		Lease: Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>1</b>	21E on File: <b>No</b>
			# Units:	

**Disclosures: Buyers and buyers agent to do their own due diligence. See attachments. Lot can be sold individually or as a package with lot located at 120-A Southbridge Road, Oxford, MA MLS#. Quonset warehouse is 4140 ft.<sup>2</sup>, 45' x 92', 14 feet high & built in 1996 equipped w/ electricity & oil heat.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height: <b>14</b>	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: <b>22,869 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.53</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>20</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

### Features

Location: **Suburban**  
 Parking Features: **21+ Spaces**  
 Utilities: **Private Water, Water Available, Sewer Available**


### Other Property Info

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **1996**  
 Year Established Source: **Public Record**

### Tax Information

Pin #: **M:08 B:A05.01**  
 Assessed: **\$167,500**  
 Tax: **\$2,384** Tax Year: **2025**  
 Book: **0000** Page: **0000**  
 Cert:  
 Zoning Code: **GB**  
 Zoning Desc: **Legal Conforming**  
 Map: Block: Lot:

### Office/Agent Information

**Office:** Lamacchia Realty, Inc.  (508) 832-5324  
**Agent:** The Balestracci Group (508) 834-8081

**Team Member(s):** Elissa Comeau  (978) 549-5573

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